127.0	0002	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	937,500 / 937,500
					USE VALUE:	937,500 / 937,500
					ASSESSED:	937,500 / 937,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BECKMANN R GARY--ETAL
Owner 2:	PIRQUET FLORA S
Owner 3:	
Street 1:	20 MT VERNON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,600 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1920, having primarily Clapboard Exterior and 3243 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5600.000	525,900		411,600	937,500
Total Card	0.129	525,900		411,600	937,500
Total Parcel	0.129	525,900		411,600	937,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 289.06 | /Parcel: 289.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 81832

GIS Ref

GIS Ref

Insp Date 06/09/18

!9839!

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	525,900	0	5,600.	411,600	937,500	937,500	Year End Roll	12/18/2019
2019	104	FV	421,800	0	5,600.	411,600	833,400	833,400	Year End Roll	1/3/2019
2018	104	FV	421,800	0	5,600.	364,600	786,400	786,400	Year End Roll	12/20/2017
2017	104	FV	395,200	0	5,600.	305,800	701,000	701,000	Year End Roll	1/3/2017
2016	104	FV	395,200	0	5,600.	305,800	701,000	701,000	Year End	1/4/2016
2015	104	FV	328,800	0	5,600.	264,600	593,400	593,400	Year End Roll	12/11/2014
2014	104	FV	328,800	0	5,600.	255,800	584,600	584,600	Year End Roll	12/16/2013
2013	104	FV	342,100	0	5,600.	243,400	585,500	585,500		12/13/2012

PRINT

Date	Time
12/11/20	00:14:48

LAST REV

Date	Time
06/29/18	08:52:49

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9839

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ORR RONALD B -	22089-235		6/2/1992		260,000	No	No		Y

USER DEFINED

Prior Id # 1:	81832
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/4/2005	130	Manual	22,000					repacement porch/s
9/13/1995	532	Manual	3,000					GUTTERS/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	Inspected	BS	Barbara S
5/15/2018	MEAS&NOTICE	BS	Barbara S
2/28/2009	Meas/Inspect	372	PATRIOT
2/25/2009	Measured	372	PATRIOT
10/5/2005	Fieldrev-Chg	BR	B Rossignol
12/9/1999	Mailer Sent		
11/30/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5600		Sq. Ft.	Site		0	70.	1.05	8									411,600						411,600	

Total AC/HA: 0.12856 | Total SF/SM: 5600 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 411,600 | Spl Credit | Total: 411,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Poor
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.97374928
Const Adj.:	0.99989998
Adj $ / SQ:	155.784
Other Features:	116000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	762160
Depreciation:	236270
Depreciated Total:	525890

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 6		Baths: 2					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

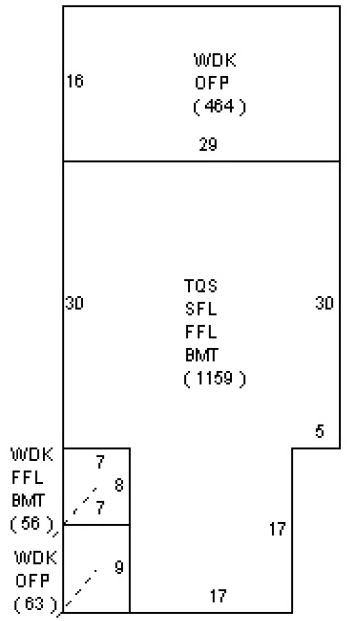
No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	171.36
Special Features:	0	Val/Su Net:	94.45
Final Total:	525900	Val/Su SzAd	162.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,215	46.740	56,783
FFL	First Floor	1,215	155.780	189,278
SFL	Second Floor	1,159	155.780	180,554
TQS	3/4 Story	869	155.780	135,416
WDK	Deck	583	7.710	4,498
OFP	Open Porch	527	19.630	10,344

Net Sketched Area:	5,568			Total:	576,873
Size Ad	3243.25	Gross Are	5858	FinArea	3243

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

127.0-0002-0014.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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